

Memorandum



Date: August 10, 2015

To: Nathan Kogon, Assistant Director
Development Services
Department of Regulatory and Economic Resources (RER)

From: Maria A. Valdes, CSM, LEED[®] Green Associate
Chief, Comprehensive Planning & Water Supply Certification Section

Subject: Zoning Application Comments- WRC Properties, LLC
Application # Z2015000045 (Pre-Appl. # Z15P-102) REVISION # 2

The Miami-Dade Water and Sewer Department (MDWASD) has reviewed the Zoning Application for the proposed development. Below, please find the comments for the subject application. The revised plans do not impact the Water & Sewer infrastructure and therefore, the comments below remain the same.

Application Name: WRC Properties, LLC

Location: The proposed project is located on approximately 27.49 acres at 8525 Mills Drive with folio No. 30-4936-007-0050, in unincorporated Miami-Dade County.

Proposed Development: The applicant proposes to expand the existing World of Beer facility by adding a 1,880 sq. ft. full-service restaurant.

The increase in water demand associated with this proposed project will be 1,880 (gpd).

Water: The subject project is located within MDWASD's service area. The source of water for the project is the Alexander Orr Water Treatment Plant. The existing facility is currently being served by MDWASD. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the CDMP.

A Water Supply Certification (WSC) from Miami-Dade Water and Sewer Department will be required for the proposed development. Said Certification will be issued at the time a Verification Form is offered. The Certification is required to assure adequate water supply is available to all water users of the MDWASD as required by Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the MDWASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to
<http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, the future development will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County.

For more information about our Water Conservation Program please go to
<http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to
<http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

Sewer: The proposed development is located within the Miami-Dade Water and Sewer Department's (MDWASD) sewer service area. The existing facility is currently being served by MDWASD. The wastewater flows from this development are currently being transmitted to the South District Wastewater Treatment Plant (WWTP) for treatment and disposal. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) 0554. The projected sanitary sewer flows from this development will increase the projected NAPOT operating hours from 1.78 hrs. to 1.83 hrs. The Moratorium Code status for said pump station is OK.

MDWASD will be the utility providing sewer services subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the Miami-Dade County WASD portal which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>

Should you have any questions, please call me at (786) 552-8198 or Alfredo Sanchez at (786) 552-8237.